

AND97KAN

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (QUIT CLAIM)

PURPOSE: JUNIATA ENLARGED DITCH, KANNAH CREEK,
BOUNDARY LINE DISPUTE AND WATER LINE EASEMENT - FILE #
MCA97JUN - (CONTRACT)

NAME OF AGENCY OR CONTRACTOR: MICHAEL G. ANDERSON AND CAROL
M. ANDERSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
9470 KANNAH CREEK ROAD - ALL PROPERTY WITHIN LOT 10 TRACT
48 SEC 33

PARCEL #: 2973-334-00-054

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

MICHAEL G. ANDERSON AND CAROL M. ANDERSON, grantors,
whose address is 9470 Kannah Creek Road, Whitewater, CO 81527, County of
Mesa, State of Colorado,

for the consideration of Ten Dollars and other good and valuable consideration, in
hand paid,

hereby sell and quitclaim to

CITY OF GRAND JUNCTION, grantee,

whose address is 250 North 5th Street, Grand Junction, CO 81501, County of Mesa, State of Colorado,

the following real property in the County of Mesa and the State of Colorado, to wit:

All property within Lot 10, Tract 48, Section 33, Township 12 South, Range 97 West, 6th P.M.,
located North of the line described on Exhibit A, attached hereto and incorporated herein by
reference;

EXCEPTING HEREFROM the easement granted by grantee to grantors in Paragraph II of the
Agreement between grantee and grantors of even date herewith and recorded contemporaneously
with the recording of this deed.

with all its appurtenances.

Signed this 18 day of June, 1997.

Michael G. Anderson
Grantor: Michael G. Anderson

Carol M. Anderson
Grantor: Carol M. Anderson

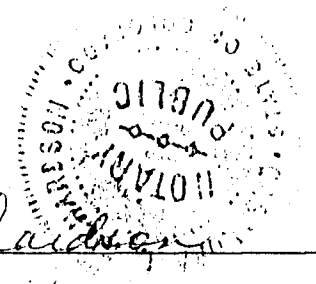
State of Colorado)
County of Mesa)

The foregoing instrument was acknowledged before me this 18 day of June, 1997 by: Michael G. Anderson
and Carol M. Anderson, grantors.

My commission expires: 7-26-97

WITNESS my hand and official seal.

Candice Richardson
Notary Public



BOOK 2335 PAGE 966
1803256 0352PM 06/24/97
MONIKA TODD CLK® MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

EXHIBIT A

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

A line situated in Government Lot 10, Section 33, T12S, R97W of the 6th Principal Meridian being described as follows: Beginning at the intersection of the West line of said Government Lot 10 with the Northerly line between Corner No. 5 and Corner No. 6 of that certain parcel of land described in Book 1984 at Page 883 in the records of the Mesa County Clerk and Recorder, which point of beginning bears North 00° 27' 11" West 677.29 feet from the Southwest corner of said Government Lot 10, and considering the West line of said Government Lot 10 to bear North 00° 27' 11" West, with all bearings contained herein relative thereto; thence along the aforementioned Northerly line, North 79° 56' 01" East 115.27 feet to Corner No. 5 of that certain parcel of land described in said Book 1984 at Page 883; thence along the East line between Corner No. 5 and Corner No. 4 of that certain parcel of land described in said Book 1984 at Page 883, South 00° 58' 58" East 265.80 feet to the flowline of a manmade overflow channel from Kannah Creek; thence leaving said flowline, North 88° 50' 49" East 369.45 feet; thence North 47° 43' 19" East 105.20 feet to the "thread" of Kannah Creek, thence along the said "thread" of Kannah Creek the following Seven (7) courses and distances: (1) South 63° 47' 28" East 87.68 feet; (2) North 62° 21' 51" East 131.29 feet; (3) North 52° 18' 59" East 90.69 feet; (4) North 84° 22' 55" East 97.45 feet; (5) South 63° 57' 54" East 102.99 feet; (6) South 77° 54' 15" East 104.06 feet; (7) South 72° 43' 59" East 176.99 feet to the East line of said Government Lot 10, and the terminus of said boundary line, whence the the Southeast corner of said Government Lot 10 (also known as Corner No. 6 of Tract 48) bears South 00° 01' 54" East 518.19 feet.

CITY OF GRAND JUNCTION, grantor,

whose address is 250 North 5th Street, Grand Junction, CO 81501, County of Mesa, State of Colorado,

for the consideration of Ten Dollars and other good and valuable consideration, in hand paid,

hereby sells and quitclaims to

MICHAEL G. ANDERSON AND CAROL M. ANDERSON, grantees,

whose address is 9470 Kannah Creek Road, Whitewater, CO 81527, County of Mesa, State of Colorado,

the following real property in the County of Mesa and the State of Colorado, to wit:

All property within Lot 10, Tract 48, Section 33, Township 12 South, Range 97 West, 6th P.M., located South of the line described on Exhibit A, attached hereto and incorporated herein by reference;

EXCEPTING HEREFROM the easements granted by grantees to grantor in Paragraphs III and IV of the Agreement between grantees and grantor of even date herewith and recorded contemporaneously with the recording of this deed.

with all its appurtenances.

Signed this 20th day of June, 1997.

Grantor: CITY OF GRAND JUNCTION

By: David A. Varley
David A. Varley, Asst. City Manager

State of Colorado)
County of Mesa)

The foregoing instrument was acknowledged before me this 20 day of June, 1997 by: David A. Varley, as Asst. City Manager of the City of Grand Junction, grantor.

My commission expires: June 13, 1999

WITNESS my hand and official seal.



Theresa J. Martinez
Notary Public

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A line situated in Government Lot 10, Section 33, T12S, R97W of the 6th Principal Meridian being described as follows: Beginning at the intersection of the West line of said Government Lot 10 with the Northerly line between Corner No. 5 and Corner No. 6 of that certain parcel of land described in Book 1984 at Page 883 in the records of the Mesa County Clerk and Recorder, which point of beginning bears North 00° 27' 11" West 677.29 feet from the Southwest corner of said Government Lot 10, and considering the West line of said Government Lot 10 to bear North 00° 27' 11" West, with all bearings contained herein relative thereto; thence along the aforementioned Northerly line, North 79° 56' 01" East 115.27 feet to Corner No. 5 of that certain parcel of land described in said Book 1984 at Page 883; thence along the East line between Corner No. 5 and Corner No. 4 of that certain parcel of land described in said Book 1984 at Page 883, South 00° 58' 58" East 265.80 feet to the flowline of a manmade overflow channel from Kannah Creek; thence leaving said flowline, North 88° 50' 49" East 369.45 feet; thence North 47° 43' 19" East 105.20 feet to the "thread" of Kannah Creek, thence along the said "thread" of Kannah Creek the following Seven (7) courses and distances: (1) South 63° 47' 28" East 87.68 feet; (2) North 62° 21' 51" East 131.29 feet; (3) North 52° 18' 59" East 90.69 feet; (4) North 84° 22' 55" East 97.45 feet; (5) South 63° 57' 54" East 102.99 feet; (6) South 77° 54' 15" East 104.06 feet; (7) South 72° 43' 59" East 176.99 feet to the East line of said Government Lot 10, and the terminus of said boundary line, whence the the Southeast corner of said Government Lot 10 (also known as Corner No. 6 of Tract 48) bears South 00° 01' 54" East 518.19 feet.